



**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES**

Matthew G. Bevin
Governor

Robert M. Burnside
Commissioner


**Division of Real Properties
Bush Building, 3rd Floor
403 Wapping Street
Frankfort, Kentucky 40601
(502) 564-2205
Fax: (502) 564-8108**

William M. Landrum III
Secretary

Scott Aubrey
Director

MEMORANDUM

TO: Shawn Bowen, Committee Staff Administrator
Capital Projects and Bond Oversight Committee

FROM: Brien S. Hoover, Leasing Manager 
Division of Real Properties

DATE: April 25, 2017

SUBJECT: PR-4415, Barren County
Department of Corrections
Statutory Lease Modification Report

As outlined, attached please find notification of a lease modification reflecting amortization of monies that have been processed by our Leased Properties Branch:

PR-4415, Barren County

If you have any questions or require additional information concerning this matter, please advise.

BSH/JCB/jcb

Cc: Capital Construction Log
OSBD
PR-4415 File
BSH

Attachment



REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE MODIFICATION AMORTIZATION

Date Posted in 30-Day Register: April 25, 2017	
Lease No.: PR-4415	County: Barren
Using Agency: Department of Corrections	
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	B & B Partners, 100% Ownership
Property Location: 100 B, Reynolds Road, Glasgow, KY 42141	
Existing Rental Terms	
Type Space: Office	Square Feet: 2,815
Annual Payment: \$17,650.04	Contract Expiration: June 30, 2018
Modified Rental Terms	
Type Space: Office	Square Feet: 2,815
Annual Payment: \$17,650.04	New Contract Expiration: June 30, 2020
Total Cost to be Amortized: \$27,800.00	
Projected Period of Amortization – Effective: May 1, 2017 Through: June 30, 2020	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies): 1. \$27,800.00, J. A. Contracting, LLC for completed job. 2. \$31,603.84, Lawrence E. Bartley for (\$25,600.00 + \$3,130.76 electrical + \$2,873.08, 10 % overhead fee)	



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MEMORANDUM

TO: William M. Landrum III, Secretary
Finance & Administration Cabinet

FROM: Scott Aubrey, Director *SA*
Division of Real Properties

DATE: October 31, 2016

SUBJECT: PR-4415, Barren County
Department of Corrections

The Department of Corrections currently leases 2,188 square feet of office space at a rental rate of \$6.27 per square foot (\$17,650.04 annually) at the subject facility. Recently, the agency submitted a space request to provide for three (3) additional officers at the subject property. A site visit was conducted to establish if additional space was available to accommodate the agency request. This visit resulted in the revelation that a portion of the current leased space could be renovated to meet the agency's needs without adding additional square footage. Plans were drafted and subsequently approved by the agency, and in accordance with KRS 56.813, the owners of the subject property provided two estimates for the proposed renovations as follows: J.A. Contracting, LLC submitted a bid in the amount of \$27,800.00; and Lawrence E. Bartley in the amount of \$25,600.00 (this does not include electrical or Mr. Bartley's 10% overhead charge.) The using agency has recommended acceptance of the bid from J.A. Contracting, LLC for \$27,800.00 as the bid from Mr. Bartley will exceed the bid from J.A. Contracting, LLC once electrical is added to the final cost of his proposal. In addition, the owner agreed to add two (2) extension periods to the existing lease, and subsequently, costs associated with this request will be amortized over the new proposed term with an expiration date of June 30, 2020.

This modification will require Capital Projects and Bond Oversight Committee reporting upon completion of the improvements. Your approval of the attached modification is recommended to provide additional office space as requested by the Department of Corrections.

Should you require additional information, please advise.

JSA/BSH/JCB/jcb
Attachment

APPROVED: *Robert M. Burnside*

Robert M. Burnside, Commissioner
Dept. of Facilities & Support Services



"Remodel Only"

PROPOSAL

1409



INSURED
J.A. Contracting, LLC.
A.K.A.
J.A. Roofing

Antonio & Kim Escobedo
Owners

270-576-2072 Antonio Cell
270-320-4698 Kim Cell

Quality Roofing at Affordable Prices
Locally Owned and Operated

329 Bunch Rd., Cave City, KY 42127

Proposal Submitted To And Work To Be Performed At:

DATE 08/10/2016

NAME Bill Niminger LE: Parole/Probation
STREET Reynolds Rd. CITY Glasgow STATE Ky ZIP CODE 42141

We hereby propose to furnish the materials and perform the labor necessary for the completion of
Proposal is to build 6 additional office units. Each unit will contain new electrical service. All existing office need new lighting fixtures they will be an additional charge. The remodel will include new carpet, paint and trim (package basic). Each new unit will have new doors with hardware installed. The second entrance will be sealed by adding a window with stone at the bottom to match existing stone area. All waste will be cleaned daily and haul away. Breakdown of cost: Materials \$10,800.00 Labor \$10,800.00 Disposal \$2,000.00 and electrical material \$1,000.00 Labor \$3,200.00 and

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in substantial workmanlike manner for the sum of

Dollars \$ 27,800.00

with payments to be made as follows:

inspection fee \$150.00 (Gary Murphy Electric, LLC)

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and Public Liability Insurance on above work to be taken out by

Respectfully submitted

Per

J.A. Contracting LLC
Kimberly Escobedo

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date _____

TREX 1800
Kerulv 2500
Lumber = 2500

6/7/16

~~Remainder E. B. 10%~~
~~1800~~
~~2500~~
~~4300~~

24 - 2x4 12' - 459 - \$110.16
15 - 2x4 10' - 429 - \$64.35
160 - 2x4 studs - 329 - \$493.50
40 pcs 4x12 S.R. 1349 - \$539.60

50.
SKU 211591

1/ DR. LOCK \$50.00 - 550.00
4 gal. Ceiling paint 28.00 - 112.00
8" wall paint 32.00 - 256.00

NO PLAN?

Trim 100-

#8/#16 nails 50.-
2 - 3/4 OR 1/2 Door 4 Panel 81.99 - 175.98
4 - 1/4 " " 81.99 - 351.96

SCREWS + NAILS

Dumpster 600.00

Labor
~~2585.58~~
~~13,500.00~~
~~14,500.00~~

		BRANDON WININGS	
		Summation	
LABOR	11.5000		
MATERIAL	13.5000		
DUMPSTER	600.00		
	<u>25600.00</u>		
			+ ELECTRICAL

Front Dr.

900.00

~~3-9-16~~

~~17~~ 16

19.00

~~Handwritten scribbles~~